



## **Minutes of the Arlington Planning Commission / Design Review Board Meeting**

Council Chambers  
110 East Third Street  
February 3, 2015

**Commissioners Present:** Bruce Angell, Mike Thomas, Craig Chase, Ken Levesque.

**Commissioners Absent:** Vicki Hadley, Trevor Gaskin, and Tony La Salata.

**Staff Present:** Chris Young – Building Official, Marc Hayes – Permit Center Manager, Troy Davis – Associate Planner, James Kelly – Public Works Director, Marilyn Oertle – Councilwoman, Amy Rusko – Commission Secretary and Reid Shockey – Staff Consultant (Shockey Planning Group)

Commission Chair Angell called the meeting to order at 7:02 p.m., and the pledge of allegiance to the flag followed.

**Visitors:** There were no visitors at this meeting who wished to speak on items not on the agenda.

**Also known to be present:** Don and Pat Brekhuis, Everett and Zala Osborne, Larry Putnam, Rob Putnam, Vernon and Margie Beach, Mike Hopson, Bob Phillips, Mike Pitman, Ted and Dee Thorsen

### **APPROVAL OF THE AGENDA**

Commissioner Chase made a motion to approve the Agenda. Commissioner Thomas seconded the motion, which passed with a unanimous vote.

### **APPROVAL OF THE CONSENT AGENDA**

Commissioner Chase made a motion to approve the Consent Agenda, consisting of the minutes of **December 16, 2014 and January 22, 2015**. Commissioner Thomas seconded the motion which passed with a unanimous vote.

### **NEW BUSINESS**

**Chapter 7: Land-Use Element.** This is a discussion and review of Chapter 7, the Land Use Element of the Comprehensive Plan (see Exhibit I of Attachment A)

Mr. Reid Shockey of Shockey Planning Group and City Consultant presented the material of Chapter 7: Land-Use Element to the Planning Commission through a power point presentation. This presentation discussed the City's spatial growth; future population, employment, public service and recreational needs. Mr. Shockey presented information on how the City needs to meet the 2035 population targets, along with community strategies and a buildable lands study. The presentation included the Neighborhood Sub-Areas that have previously been discussed and which areas still need to be brought up for discussion. Mr. Shockey presented the history of

the Brekhus/Beach sub-area, the Transfer of Development Rights (TDR) program, infrastructure costs, Urban Growth Area (UGA) expansion to the west of Interstate 5 at King-Thompson Road, a land capacity comparisons and the need for a high level conceptual master plan for Brekhus/Beach sub-area.

After this presentation the meeting dialog moved to the Brekhus/Beach sub-area, there was open discussion between the Brekhus/Beach property owners, Mr. Shockey, the Planning Commission and City Staff. Topics included the removal of the TDR overlay, Master Plan Neighborhood (MPN) zoning designation, shadow platting, future density levels, infrastructure location and estimated costs, and the future road network. The discussion ended with the plan in place for the Brekhus/Beach area, which includes the following steps; remove the TDR overlay on the properties, make regulatory changes to the zoning code and update the MPN zoning designation to allow for 20,000 square foot subdivisions of property.

### **CONTINUED BUSINESS**


The following continued business (Exhibit II – South Fork and Brekhus/Beach Comprehensive Plan Policies, Exhibit III – Burn Hill Narrative and Exhibit IV – South Fork Narrative) goals were not discussed and will be moved to the next meeting agenda.

**2015 Comprehensive Plan Update: Goals and Policies.** This is a continued discussion and review of the goals and policies located in Chapter 3 of the City's Comprehensive Plan with focus on the policies of the Burn Hill (Brekhus/Beach) and South Fork Neighborhoods.

**2015 Comprehensive Plan Update: Subarea Review – Burn Hill, South Fork.** This is a continued discussion regarding planning subareas within the City, with focus on the Burn Hill (Brekhus/Beach) and South Fork Neighborhoods.

Mr. Davis informed the meeting attendees that discussion will be continued at the next Planning Commission meeting on February 19, 2015.

The meeting was adjourned at 8:55 pm.

  
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Bruce Angell, Commission Chair

  
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Amy Rusko, Commission Secretary